

**MINUTES OF THE  
SOUTH OGDEN CITY COUNCIL MEETING  
Tuesday, March 1, 2016 – 6:00 p.m.  
Council Chambers, City Hall**

**COUNCIL MEMBERS PRESENT**

Mayor James Minster, Council Members Brent Strate, Sallee Orr, and Adam Hensley

**COUNCIL MEMBERS EXCUSED**

Bryan Benard and Russell Porter

**STAFF MEMBERS PRESENT**

City Manager Matt Dixon, Parks and Public Works Director Jon Andersen, Police Chief Darin Parke, Fire Chief Cameron West, Finance Director Steve Liebersbach, Assistant to the City Manager Doug Gailey, and Recorder Leesa Kapetanov

**CITIZENS PRESENT**

Jim Pearce, Jerry Cottrell, Wesley Stewart, Ed Lloyd, Walt Bausman, Pam LaFayette

**I. OPENING CEREMONY**

**A. Call to Order**

Mayor Minster called the meeting to order at 6:01 pm and entertained a motion to convene.

**Council Member Orr moved to convene as the South Ogden City Council, followed by a second from Council Member Hensley. In a voice vote Council Members Strate, Orr, and Hensley all voted aye.**

The mayor excused Council Members Benard and Porter who were unable to attend the meeting.

**B. Prayer/Moment of Silence**

The mayor invited everyone to participate in a moment of silence.

**C. Pledge of Allegiance**

Council Member Orr led everyone present in the Pledge of Allegiance.

The mayor then opened the meeting for public comments. He asked those who wanted to speak to limit their comments to three minutes.

**II. PUBLIC COMMENTS**

**Jerry Cottrell, 5765 S 1075 E** – introduced Dave Mamonakis and said they were there representing the Ogden Amateur Radio Club (see Attachment A for written items submitted during public comments). Mr. Cottrell explained the Club had an annual field day to simulate emergency conditions. The field day gave them an opportunity to test their equipment and capabilities. The Club had reserved a park for the occasion, as well as filled out a special events permit. Mr. Cottrell

requested the Council grant them a fee waiver because they were a non-profit organization, the activity was a community service and it was related to emergency preparedness. Mr. Mamonakis added the field day was a public event and city emergency personnel were invited as well as any emergency preparedness groups who wanted to learn more about radios. Mr. Cottrell and Mr. Mamonakis then answered several questions from the Council. The mayor instructed Mr. Dixon to speak to City Attorney Bradshaw concerning the fee waiver.

**Wes Stewart, 3625 Jefferson** – thanked the Public Works Department for sweeping their street. He then asked if the Form Based Code had been looked at since it had been introduced in the General Plan in 2008, especially since the economic bubble. He said the home values in his area had gone up since then. He would like his neighborhood to stay residential.

**Walt Bausman, 5792 S 1075 E** – commented on the latest monthly financials of the City. He reviewed the numbers and gave suggestions for what the City should do to come up with more money. He said the City had been overspending and needed to cut costs. Council Member Strate asked if Mr. Bausman had a written copy of his comments. Mr. Bausman indicated he would email it to the City (see Attachment A).

**Ed Lloyd, 3602 Jefferson** – said he had heard rumors that the City was going to widen 36<sup>th</sup> Street. Mayor Minster said the City was planning on widening 40<sup>th</sup> Street, but not 36<sup>th</sup>. Council Member Hensley reminded Mr. Lloyd that only the south side of 36<sup>th</sup> belonged to South Ogden; the other side belonged to Ogden and we could not speak to or control what they did on their side of the street.

There were no other public comments.

### **III. RECOGNITION OF SCOUTS/STUDENTS PRESENT**

There were no scouts or students present.

Mayor Minster noted there were only three council members in attendance that evening and said he would like to table some of the items on the agenda until more council members were in attendance. Council Member Strate said he did not think there was anything that was too big of an issue that those present couldn't vote on it. The mayor said it was the council's decision whether to table anything or not. Council Member Hensley asked if any of the other council members had asked to have items tabled. Mayor Minster said they had not; he just wanted to be fair to everyone. Mr. Hensley said he agreed it would show some appreciation to those absent and he did not think there was anything on the agenda that needed to move quickly.

The mayor indicated the items he thought should be tabled were Item B of the Consent Agenda, and Item C on the Discussion /Action Items. The Council discussed whether to table any items and determined that they would move ahead with both items on the consent agenda.

### **IV. CONSENT AGENDA**

#### **A. Approval of February 16, 2016 Council Minutes**

#### **B. Approval of Agreement With Dan McDonald for Legal Services**

The mayor read through the consent agenda and asked if there were any questions. Council Member Orr pointed out that on lines 64 and 65 of the minutes, it said she both made the motion and seconded it. She asked that it be corrected. She also had a question about another area of the minutes, but after discussing it, she determined that what was written was sufficient.

Mayor Minster then stated that the agreement with Dan McDonald were for things the City had already paid someone else to do; he felt by hiring Mr. McDonald the City would be wasting money. Council Member Strate said the main reason they should have someone else look at the code was to make certain they did as the residents had requested and the Council had promised. He also wanted to make sure the City was not open to litigation

because of the way the Code was currently stated; there were still many questions concerning “reasonable accommodation”. The mayor said he stood by the decision previously made by the Planning Commission on reasonable accommodation. Council Member Orr asked if there had been any views expressed on this item by the council members not in attendance. The mayor said there had not been. Council Member Hensley said he had studied reasonable accommodation quite a bit, and he wanted to have a second opinion about it; he felt hiring Mr. McDonald would do so. Mayor Minster then called for a motion concerning the consent agenda.

**Council Member Strate moved to approve the consent agenda, followed by a second from Council Member Hensley. All present voted in favor of the motion.**

The consent agenda was approved.

The mayor indicated it was time to enter into a public hearing and entertained a motion to do so.

**Council Member Orr moved to recess City Council Meeting and convene into a public hearing to receive and consider comments on proposed amendments on the FY2016 budget. The motion was seconded by Council Member Strate. The vote was unanimous to enter into a public hearing.**

## **V. PUBLIC HEARING**

### **A. To Receive and Consider Comments on Proposed Amendments to the FY2016 Budget**

Mayor Minster invited anyone who wished to comment concerning the budget amendments to come to the podium. No one came forward. The mayor called for a motion to close the public hearing.

**Council Member Orr moved to leave the public hearing and reconvene as the South Ogden City Council, followed by a second from Council Member Hensley. All present voted in favor of the motion.**

## **VI. DISCUSSION / ACTION ITEMS**

### **A. Consideration of Ordinance 16-08 – Approving Amendments to the FY2016 Budget**

The mayor invited Finance Director Steve Liebersbach to come forward and speak to this item.

Mr. Liebersbach reviewed the line items of the amendment. He reminded the Council there had been a question as to whether the CDRA loan re-payments had already been restricted for 40<sup>th</sup> Street. He said that the \$109,000 re-payment on the loan interest had been restricted, but not the payments themselves. He also stated that the money could simply be restricted; the Council did not have to specify what it was being restricted for, although they could. He also said the restricted money would be calculated into the 25% percent limit of unspent general fund monies on June 30<sup>th</sup>. Mr. Liebersbach answered several questions concerning the budget from Council Member Strate including Mr. Liebersbach’s belief that the appropriated fund balance to balance the budget would not need to be used. Mr. Liebersbach also clarified that tonight’s action would restrict all future re-payments on the principle amount of the CDRA loan. City Manager Dixon re-iterated that the Council could simply restrict the money and did not need to specify what it was for. It would probably be better to not specify what it was for until they un-restricted the money and allocated it to where it needed to go, whether to 40<sup>th</sup> Street,

sidewalks, etc. Council Member Orr agreed that would be best; that way members of the Council not present could then be in on the discussion as to how the money should be spent. The mayor called for a motion.

**Council Member Strate moved to adopt Ordinance 16-08. Council Member Hensley seconded the motion. The mayor asked if there were any further discussion, and seeing none, he called the vote:**

Council Member Strate -	Yes
Council Member Hensley -	Yes
Council Member Orr -	Yes

**Ordinance 16-08 was adopted.**

**B. Consideration of Resolution 16-05 – Approving an Agreement with XC<sup>2</sup> for Backflow Prevention Software**

Parks and Public Works Director Jon Andersen came forward to comment on this item. He explained that in a recent audit, it was pointed out the City needed a better method of backflow reporting. This program would allow the City to track and report the backflow in a more efficient way. They had researched several alternatives and staff felt this program would work best for the City. The cost of the software would be taken from the water fund. The Council asked several questions concerning backflow which Mr. Andersen answered. There was no more discussion.

**Council Member Orr moved to adopt Resolution 16-05 approving an agreement with XC<sup>2</sup> for backflow prevention software. The motion was seconded by Council Member Strate. The mayor asked if there were any further discussion, and seeing none, he called the vote:**

Council Member Orr -	Yes
Council Member Strate -	Yes
Council Member Hensley -	Yes

**Resolution 16-05 was adopted.**

**C. Consideration of Resolution 16-06 – Ratifying a 120 Day Moratorium on Applications for Reasonable Accommodation**

Mayor Minster stated he felt this item should be tabled until the other council members were present. Council Member Orr pointed out that Mr. Porter had voted in favor of this item at the last meeting. Council Member Strate added this was simply a ratification of the vote taken at the last meeting. The mayor asked if the Council wanted to move forward with the vote that evening. The consensus was that they should move forward. The mayor asked if City Manager Dixon wanted to comment concerning this item. Mr. Dixon reviewed the purpose of the resolution and re-iterated that it ratified the decision made at the last meeting. Council Member Orr asked if any of the council members not present had raised any concerns about the resolution. The mayor indicated they had not. He then called for a motion.

**Council Member Strate moved to adopt Resolution 16-06 ratifying a 120 day moratorium on reasonable accommodation applications. Council Member Hensley seconded the motion. There was no more discussion on the motion. The mayor called the vote:**

Council Member Strate-	Yes
Council Member Hensley-	Yes
Council Member Orr-	Yes

The motion stood.

## VII. DISCUSSION ITEMS

### A. Discussion on Burch Creek/44<sup>th</sup> Street Bike Trail

City Manager Dixon indicated Council Member Hensley had asked that this item be placed on the agenda. Mr. Dixon said this item had previously been referred to as the Burch Creek Bike Trail, but due to some past history concerning trails along the Burch Creek, staff had felt "44<sup>th</sup> Street Bike Trail" would better identify it. He said nothing more had been done on the project since the Council's discussion the previous fall. The next step was for the Bike Shoppe to flag the trail; the City and Lindquist Mortuary would then look at the layout and discuss any concerns or issues they found. They would then talk about the costs, labor and equipment involved to build the trail. City Manager Dixon then turned the time to Council Member Hensley.

Mr. Hensley said he had received several calls in response to an article in the city's newsletter concerning the bike trail. He wanted to make it clear publicly that the project was just an idea at this point and many issues still needed to be worked out, including access, size, parking, cost, maintenance, etc.

Council Member Strate said the City had other trails that were in desperate need of upkeep; he felt the City should take care of those first before adding another one.

Council Member Hensley said he understood there was also an issue because the area for the proposed trail was considered a dam.

City Manager Dixon addressed some of the concerns, including the dam, the size of the track, and parking. Council Member Strate said he felt they should get public input on the project.

### B. Discussion on Skyline Drive Construction

City Manager Dixon said the County was moving forward with the construction on Skyline Drive and reminded the Council of a letter they had written to the County outlining their concerns about some aspects of the project. Mr. Dixon gave a handout to the Council (see Attachment B). He said one of the concerns was the access to Fashion Pointe Drive and its close proximity to Highway 89. One idea to mitigate the problem might be a right in/right out only access to Fashion Pointe Drive as well as a roundabout at the intersection of Skyline and Wasatch Drive to facilitate the right in/right out only access. Mr. Dixon had spoken with Commissioner Bell who also felt a roundabout would be a good solution. City Manager Dixon then turned the time to Council Member Strate who had requested this item be placed on the agenda.

Mr. Strate noted another issue on Skyline Drive was people parking on the street in the vicinity of the assisted living facility near Wasatch Drive. He said the City should look at the zoning of the vacant property nearby; it was zoned the same as the assisted living and the City should make sure it required adequate parking.

Another concern that Council Member Strate had with the project was getting children safely to school. The traffic on Skyline Drive would increase, therefore increasing the risk to the children in the area trying to get to Uintah Elementary. He felt it was both the City's and the County's responsibility to see that the children were safe.

Council Member Strate pointed out another area of concern was at the intersection of Combe Road, Wasatch Drive and Harrison Boulevard. It should be looked at as well. The City needed to be pro-active in addressing the concerns.

Council Member Hensley said Uintah Elementary was concerned about the safety of the children with the new road. He also pointed out that with the population along the

Wasatch Front estimated to double in the next 20 years, the attendance at Weber State University would double also. With Skyline Drive being made a thru road, it would become a major thoroughfare to the University. They needed to make sure it was done correctly. He asked if a work meeting could be scheduled with the County to go over their concerns. Mr. Dixon said he would reach out to the County about it.

**C. Discussion on Sidewalks**

City Manager Dixon reminded the Council the City had applied for grant funding for sidewalks and staff hoped the grants would be successful. Council Member Orr had asked that this item be placed on the agenda as she felt the City needed to have a sidewalk plan in place whether they got the grant money or not.

Council Member Orr pointed out they had a “minimum” sidewalk plan for the area around the new Burch Creek Elementary in case they did not get the grant money. She would like to get it approved.

City Manager Dixon said he would have staff work on the cost estimates for the minimum sidewalk plan; the Council would then need to vote on whether to allocate the money for it. Council Member Hensley asked if they shouldn’t just go ahead and do the full sidewalk plan with sidewalks on both side of the street at the same time if they knew they would just have to do it later on; it would potentially cost more to do it at two separate times. Doing the whole project at once would also make it safer for the children.

Council Member Orr commented if they were going to spend more money, she would rather do the minimum plan and then make the project cover more area, rather than put double sidewalks in one smaller area.

Council Member Hensley said safety of the residents was high on the Council’s priority list and he felt they should address this issue aggressively. Council Member Strate agreed. Council Member Orr said she would like to see the west side of Jefferson Avenue and the south side of 4500 South with sidewalks and then just do sidewalks on one side of the street nearer the elementary. She felt it would have more impact. She felt it was important that no matter what happens, the sidewalks be completed before school started.

City Manager Dixon said staff would try and have numbers to the Council by the next meeting. He clarified that the “big” plan was what was submitted for the grant which was estimated to cost \$265,000 and the “minimum” plan was reducing the “big” plan to sidewalk on one side of the street. Staff would also work on an estimated timeline for the completion of the projects.

Council Member Orr commented on the Burch Creek Drive Sidewalk Plan. Mr. Dixon clarified that they were only focusing on the sidewalks around the new Burch Creek Elementary. He said staff would bring back several options for the Council to consider.

**VIII. COUNCIL REPORTS**

**A. Mayor** – nothing to report.

**B. City Council Members**

**City Council Member Orr** – asked if things were moving forward on the IHC Grant. City Manager Dixon said the City was not planning on applying for it but had forwarded it to the CTC in case they wanted to apply.

She also asked if there was a South Ogden representative on the Pine View Water Board. Mayor Minster stated there were no elected officials on any of the water boards. Ms. Orr said she would like to learn more about who made up the various boards and how they were appointed.

**Council Member Hensley** – asked City Recorder Kapetanov if she could meet with him to discuss Town Hall meetings. He also thanked Chief Parke for the weekly information he

provided as well as the professional manner the department had handled itself during a recent case.

**Council Member Strate** – nothing to report.

- C. **City Manager** – gave an update on several bills being considered before the legislature. He also reported that after a traffic survey conducted by the police department, it had been determined that a four-way stop would be installed at the intersection of Wasatch Boulevard and Skyline Drive.
- D. **City Attorney Ken Bradshaw** – not in attendance.

**IX. ADJOURN CITY COUNCIL MEETING AND CONVENE INTO A WORK SESSION**

Mayor Minster indicated it was time to adjourn the meeting and convene into a work session. He also said that due to the absence of two members of the Council, there would be no discussion on the Strategic Plan during the work session. There was some discussion by the Council as to whether they should still hold the work session at all. The consensus was that they would still hold it to discuss the budget. The mayor then called for a motion to adjourn council meeting and convene into a work session.

**Council Member Strate moved to adjourn city council meeting and convene into a work session. The motion was seconded by Council Member Hensley. The voice vote was unanimous in favor of the motion.**

Council meeting adjourned at 8:03 pm.

NOTE: The Council took a break and moved to the EOC for the work session. The Mayor and all members of the Council except Council Members Benard and Porter were present for the work session. Staff in attendance was City Manager Dixon, Chief Parke, Chief West, Parks and Public Works Director Jon Andersen, Assistant to the City Manager Doug Gailey, and City Recorder Leesa Kapetanov.

The work session convened at 8:20 pm.

**A. Discussion on FY2017 Budget**

Finance Director Steve Liebersbach began the work session by reviewing the budget with the Council. He noted the goal for the evening was to receive advice and recommendations as to how staff should move forward in preparing the budget. Mr. Liebersbach said he had included many notes in the budget; this was especially true when it came to explaining how he had come up with the revenue projections. He invited the Council to ask questions and invited discussion on any aspect of the budget.

Mr. Liebersbach said all capital requests from the various departments had been included in the budget. Needed and hoped for projects had also been included within the Enterprise Funds. He noted that no wages or benefits had been included; staff was still working on that portion of the budget. He also said an analysis was being done by the recreation department on fees and officiating.

Mr. Liebersbach gave a handout to the Council (see Attachment C) having to do with adding a transportation fee, franchise fee, or increasing utility fees in order to produce more revenue. The handout projected the revenues from different increases in fees. He said staff had been speaking with the firm Lewis Young Robertson & Burningham who could do a review and analysis of the City's utility rates. The analysis would look at what revenues needed to be generated for the future and then proposed utility rate structure to produce



the needed revenues. It would give the Council information as to what level of funding the enterprise funds needed to maintain in order to meet the needs of the City. Mr. Liebersbach said it would cost approximately \$10,000 per fund for the analysis. He recognized that raising rates was not an easy thing to do in the community, but it had been four years since the last increase. Staff needed direction as to whether they should gather information in preparation to increase utility fees.

City Manager Dixon then provided a handout to the Council (see Attachment D) outlining the process of adding a transportation fee. It included the estimated cost for the required study and the time involved to implement the fee. Parks and Public Works Director Jon Andersen added that the process outlined had recently been done by Provo City and had generated needed money for their roads. Provo had done extensive communication with the residents so the residents felt involved and knew what the issues were.

Council Member Strate then asked what was involved in raising property taxes. Mr. Liebersbach reviewed the process.

Council Member Strate said his philosophy was that the City tighten its belt first, look at adding a fee on utilities, and also raising property taxes. He said staff should cut 1 million dollars from the budget, which would be 10%. Council Member Hensley asked that they be presented with a scenario of a \$500,000 cut. City Manager Dixon said cutting 1 million from the budget would eliminate some services the City now provided.

Council Member Orr said she would like to educate the community on where property taxes go and what utility fees are used for.

The Council discussed the need to have money to maintain the water, sewer, and storm sewer systems as well as money to maintain roads.

Council Member Strate said his philosophy was that the cost for water should be covered by the usage rate and the base fee should cover maintenance of the water system. He also felt that the City should try to limit or eliminate increases to those on a fixed income. He said both ideas should also apply to the sewer rates. Mr. Liebersbach said using that philosophy, the base fee would be substantially increased and the usage fee would go down. Mr. Strate said that would contradict his desire to not impact those on a fixed income. He would have to relook at the philosophy; maybe there was some middle ground. Council Member Orr said her understanding was that the money generated through Provo's road fee could only be used to repair or maintain roads, not for projects.

Finance Director Liebersbach asked the Council if they wanted staff to run different scenarios in increasing utility rates in order to raise a certain amount of revenue. Mr. Strate said he wanted to know what projects were needed to fund. City Manager Dixon pointed out that is what the analysis by Lewis Young would tell them. He said the analysis was more than just a one-time thing. They actually would build a tool that would be turned over to staff. The tool could be used from year to year to evaluate needs and make sure the utility rates were producing enough revenues to meet those needs.

Council Member Hensley asked if the City could do anything to encourage some large businesses to settle here. City Manager Dixon said most national retailers located based on their market analysis; no matter what efforts a city put into having a large business locate within their boundaries, if the market analysis didn't support it, the store would not locate there and all effort would be wasted.

Mr. Liebersbach then indicated that for the next work session he would incorporate wages and benefits into the budget and staff would "fine tune" the capital requests. He asked again if staff should present some utility fee scenarios. The Council discussed the matter and determined they would like to wait until the study was done by Lewis Young before they looked at raising utility rates. Mr. Liebersbach then pointed out that if the Council wanted to raise property tax rates, they would need to make the decision soon. They would not be able to do it for another year if they did not do it in June during the adoption of the budget. They would need to make a decision by at least May 15. Mr. Dixon said he was not sure the study to justify the property tax increase could be done by the deadline. The Council may have to wait until the next year.




The Council then discussed the need to let residents know the tough issues they were discussing and the direction they were headed. They felt something should be put in the newsletter every month.

There was no more discussion. The mayor called for a motion to adjourn.

**Council Member Hensley moved to adjourn the work session, followed by a second from Council Member Strate. The voice vote was unanimous in favor of the motion.**

The work session concluded at 9:38 pm.

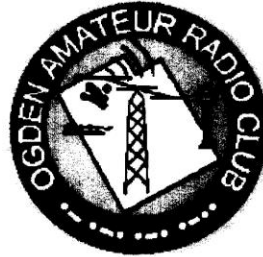
I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council Meeting held Tuesday, March 1, 2016.

  
Leesa Kapetanov, City Recorder

Date Approved by the City Council March 15, 2016

**Attachment A**  
Written Public Comments

Ogden Amateur Radio Club (OARC)  
PO Box 3353  
Ogden, UT 84409-1353



To: South Ogden City Council

Subject: Request for Waiver of Fees for Field Day

Each year, on the last Saturday of June, the American Radio Relay League (ARRL) sponsors Field Day, which is an event to test radio communications capabilities in simulated emergency conditions. Amateur radio operators (commonly known as "hams") throughout North America, Central America, and South America participate in this 24-hour event. The Ogden Amateur Radio Club (OARC) is a club that has been in existence for over 90 years and is a registered non-profit organization whose goal is to promote use and understanding of amateur radio capabilities so that if need arises, we can serve the community as a whole.

Our Field Day activities have historically been held in another city but I wondered, "Why not move it to South Ogden?" After all, I know that Chief West and Deputy Chief Rasmussen are very committed to emergency preparations and communications and I have already held several meetings and communications tests with them. We appreciate their support and look forward to further activities!

We believe that holding this event in South Ogden will not only show South Ogden's support for emergency preparedness but that it may bring additional public attention to this potentially important aspect of preparation. For this reason, we respectfully ask that the South Ogden City Council consider waiving or refunding use fees and special permit fees (if any) for this Field Day exercise which will run from noon Saturday, June 25th, to noon Sunday, June 26th. We would also need about 2 hours on the front end for setup and about 2 hours on the back end for take down.

We would also like to extend an invitation to City employees and elected officials to stop by and learn more about our capabilities and preparation. At the 2015 Field Day, Council Member Strate came just to observe but with a bit of hands-on training and encouragement, he ended up making a few out-of-state contacts.

We appreciate your consideration of this request.

Sincerely,

  
Jerry Cottrell, OARC Treasurer

My name is Walt Bausman  
I live at 5792 S 1075 E

The latest monthly financial statements through January of this year indicate your net income was \$55,000 in the General Fund. But the General Fund, in addition to the city's operations, is supposed to pay for debt service and capital projects, which are expected to cost over \$1.3 million this year.

Obviously, there is not enough money to cover such costs, so you'll need to find it elsewhere.

So let me highlight a couple of items

Your Unrestricted General Fund balance is currently \$2.1 million, not \$2.6 million as reported;

You have a proposed restriction of \$567,000 for street projects; and

An assumption you might reimburse the Ambulance Fund to cover its \$430,000 deficit, which was recommended by your auditors;

Not to mention a negative \$450,000 balance in the CDRA Fund, which was created this year.

So the question is: Where is the cash to offset your ensuing losses?

You're being asked to raise the fees in Enterprise funds, but after reviewing them, they appear OK.

And don't forget: You just took \$1.4 million out of those funds last year, and a \$1.3 million out of the CDRA fund this year.

So what's left? Simple: The Northwest CDRA Fund, where funds are being stockpiled as we speak, enough to cover your losses over the next several years.

So what's the problem? EXCESSIVE SPENDING!

**Over the last 5 years, the General Fund Expenses have risen over 30%, while its Revenues have increased by less than 6%.**

So please: **START CUTTING COSTS NOW TO PRESERVE OUR FUTURE.**

Thank you.

South Ogden City  
Summary of Financial Statements  
For 7 Months Ended January 31, 2016

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Prepared by Bausman Consulting  
Rev. 2-27-16

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South Ogden City  
Balance Sheet - Governmental Funds  
As of January 31, 2016

	1	2	3	4	5	6
	General	South Ogden Days	Debt Service	Capital Projects	Total	Comments
All other assets	3,481,376	21,804	871,250	360,411	4,734,841	
CDRA receivable	457,291	-	-	-	457,291	
Total Assets	3,938,667	21,804	871,250	360,411	5,192,132	
Total Liabilities	1,201,235	5,000	-	20,975	1,227,210	
Deferred inflows	-	-	-	-	-	
Fund balances:						
Restricted/Assigned (\$94,446+\$565,756)	660,202				660,202	
Restricted - Impact fees	-	-	-	111,931	111,931	
Unrestricted	2,077,230	16,804	871,250	227,505	3,192,789	
Total Fund Balance	2,737,432	16,804	871,250	339,436	3,964,922	
Total liabilities and fund balances	3,938,667	21,804	871,250	360,411	5,192,132	
<b>Reconciliation of Unrestricted Fund Balance:</b>						
Beginning of year	1,868,759	(13,405)	285,283	489,211	2,629,848	
<b>Net income (loss)</b>	<b>55,312</b>	<b>1,044</b>	<b>(53,957)</b>	<b>(388,369)</b>	<b>(385,970)</b>	
Adjustments	153,220	29,165	639,924	126,663	948,972	
	208,532	30,209	585,967	(261,706)	563,002	
End of year	2,077,291	16,804	871,250	227,505	3,192,850	

South Ogden City  
Income Statement and Other Changes - Governmental Funds  
For 7 Months Ended January 31, 2016

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	1	2	3	4	5	6
	General	South Ogden Days	Debt Service	Capital Projects	Total	Comments
Revenues - net of transfers	5,289,561	3,550	137	15,209	5,308,457	
Expenditures - net of transfers	5,234,249	2,506	54,094	403,578	5,694,427	
<b>Net income (loss)</b>	<b>55,312</b>	<b>1,044</b>	<b>(53,957)</b>	<b>(388,369)</b>	<b>(385,970)</b>	
Lease financing	185,648	-	-	-	185,648	
<b>CDRA Funds transferred in</b>	<b>567,035</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>567,035</b>	
Intrafunds transferred	(795,752)	29,165	639,924	126,663	-	
Difference	13,982	-	-	-	13,982	
Other Changes	(29,087)	29,165	639,924	126,663	766,665	
<b>Change in Fund Balance</b>	<b>26,225</b>	<b>30,209</b>	<b>585,967</b>	<b>(261,706)</b>	<b>380,695</b>	
Fund Balance - Beginning of Period	2,711,207	(13,405)	285,283	601,142	3,584,227	
Fund Balance - End of Period	2,737,432	16,804	871,250	339,436	3,964,922	

South Ogden City  
Balance Sheet - Enterprise Funds  
For 7 Months Ended January 31, 2016

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	1	2	3	4	5	6	7
	Water*	Sewer	Storm Drain	Garbage	Ambulance	Total	Comments
All other assets	5,603,976	3,161,286	2,148,612	399,776	(116,244)	11,197,406	
CDRA receivable	302,002	302,001	-	-	-	604,003	
<b>Total assets</b>	<b>5,905,978</b>	<b>3,463,287</b>	<b>2,148,612</b>	<b>399,776</b>	<b>(116,244)</b>	<b>11,801,409</b>	
Liabilities	558,169	277,341	101,846	63,836	170,797	1,171,989	
Deferred inflows	23,496	15,000	12,611	-	12,832	63,939	
<b>Net assets</b>							
Net investment in capital assets *	4,792,848	2,427,695	1,691,719	43,995	129,958	9,086,215	
Restricted - Impact fees	93,158	-	61,796	-	-	154,954	
Unrestricted	438,307	743,251	280,640	291,945	(429,831)	1,324,312	
<b>Total net assets</b>	<b>5,324,313</b>	<b>3,170,946</b>	<b>2,034,155</b>	<b>335,940</b>	<b>(299,873)</b>	<b>10,565,481</b>	
<b>Total liabilities and net assets</b>	<b>5,905,978</b>	<b>3,463,287</b>	<b>2,148,612</b>	<b>399,776</b>	<b>(116,244)</b>	<b>11,801,409</b>	

\* Detail of net assets from internal financial statements;  
amounts differ from audited financial statements.

South Ogden City

4/6

Income Statement - Enterprise Funds  
For 7 Months Ended January 31, 2016

	1	2	3	4	5	6	7
	Water	Sewer	Storm Drain	Garbage	Ambulance	Total	Comments
Revenues	840,551	1,002,541	343,093	484,039	237,489	2,670,224	
Expenditures	844,120	953,159	326,903	443,272	361,462	2,928,916	
	844,120	953,159	326,903	443,272	361,462	2,928,916	
<b>Net income (loss)</b>	<b>(3,569)</b>	<b>49,382</b>	<b>16,190</b>	<b>40,767</b>	<b>(123,973)</b>	<b>(21,203)</b>	
Transferred in - CDRA	302,002	302,001	-	-	-	604,003	
Difference	72,479	74,593	(2,114)	-	(12,833)	144,958	
Change in net assets	370,912	425,976	14,076	40,767	(136,806)	727,758	
Net Assets - Beginning of Year	4,953,401	2,744,970	2,020,079	295,173	(163,067)	9,850,556	
Net Assets	5,324,313	3,170,946	2,034,155	335,940	(299,873)	10,565,481	

South Ogden City  
Balance Sheet - CDRA Funds

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For 7 Months Ended January 31, 2016

	1	2	3	4	5	6
	CDRA 38th+Wash	Northwest Project	Hinkley Project	Hinkley Housing	Total	Comments
Total assets	612,701	822,795	158,587	70,397	1,664,480	
Total Liabilities	1,061,294	160,922	-	-	1,222,216	
Fund balances						
Beginning of year	784,776	337,666	113,150	70,397	1,305,989	
<b>Net income (loss)</b>	<b>82,621</b>	<b>324,207</b>	<b>45,437</b>	<b>-</b>	<b>452,265</b>	
Interfund transfer	(1,315,990)	-	-	-	(1,315,990)	
Total fund balance - End of year	(448,593)	661,873	158,587	70,397	442,264	
Total liabilities and fund balance	612,701	822,795	158,587	70,397	1,664,480	

South Ogden City  
Income Statement - CDRA Funds  
For 7 Months Ended January 31, 2016

6/6



	1	2	3	4	5	6
	CDRA 36th+Wash	Northwest Project	Hinkley Project	Hinkley Housing	Total	Comments
Revenues	89,345	333,217	47,507	-	470,069	See below
Expenditures	6,724	9,010	2,070	-	17,804	
<b>Net income (loss)</b>	<b>82,621</b>	<b>324,207</b>	<b>45,437</b>	<b>-</b>	<b>452,265</b>	

**Attachment B**  
Skyline Drive Handout



**Attachment C**  
Utility Fee Projections

**5,221 billings in February 2016**

	Monthly	Annually
\$3.00	\$15,663	\$187,956
\$4.00	\$20,884	\$250,608
\$5.00	\$26,105	\$313,260

	Water Rev.	Sewer Rev.	Storm Drain Rev.	Garbage Rev.	Recycling Rev.	
<b>FY 2015</b>	<b>\$1,333,464</b>	<b>\$1,678,962</b>	<b>\$548,698</b>	<b>\$618,200</b>	<b>\$199,587</b>	<b>Total</b>
3.00%	\$40,004	\$50,369	\$16,461	\$18,546	\$5,988	\$131,367
4.00%	\$53,339	\$67,158	\$21,948	\$24,728	\$7,983	\$175,156
5.00%	\$66,673	\$83,948	\$27,435	\$30,910	\$9,979	\$218,946
6.00%	\$80,008	\$100,738	\$32,922	\$37,092	\$11,975	\$262,735

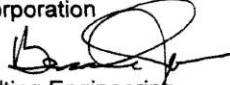
**Attachment D**  
Information on Utility Transportation Fee





## Memorandum

**To:** Jon Andersen, Public Works Director  
South Ogden City Corporation

**From:** Brad C. Jensen, P.E.   
Wasatch Civil Consulting Engineering

**Date:** February 29, 2016

**Subject:** Utility Transportation Fee (UTF)

As per your request, we have prepared an estimate of the anticipated approval process and estimated costs for the implementation of a Utility Transportation Fee (UTF) in South Ogden City. The schedule indicated below may require revisions based on changes to the assumed scope of work, legal noticing requirements and the responses of the public or other conditions that are unforeseen at this time.

### Preparation and Approval Process

1.	Third party pavement condition analysis.	60 days
2.	Preparation of preliminary study and proposed fee schedule (based on condition analysis).	60 days
3.	Presentation of study and proposed fee schedule to the City Council.	30 days
4.	Public review and comment period.	90 days
5.	Legal review.	30 days
6.	Completion of revisions per legal review, City Council review and public comment.	15 days
7.	Presentation of final report and fee schedule to the City Council.	30 Days
8.	Adoption and Implementation.	<u>15 days</u>
<b>Total</b>		<b>330 days</b>

PHONE 801-775-9191 • FAX 775-9197



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Jon Andersen, Public Works Director  
Utility Transportation Fee (UTF)  
Page 2 of 2

An estimated cost for the study is **\$ 30,000.00**. This estimate is based on costs experienced by another municipality that has implemented a similar fee in their jurisdiction and an assumed scope of work.

If you have any questions, or require additional information, feel free to contact me.